



# RELIABLE PROPERTIES

6399 WILSHIRE BLVD., SUITE 604 • LOS ANGELES, CALIFORNIA 90048-5709 • TEL (213) 653-3777 • FAX (213) 651-4011

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(323)

## SIGN PLAN ARROW HIGHWAY & CITRUS AVENUE SHOPPING CENTER

1. The purpose of this Sign Plan is to provide uniform design and style guidelines for tenant signage, resulting in a pleasingly balanced appearance for the center.
2. The signage referred to in this Sign Plan are on site signs only.
3. All tenant wall signage shall consist of individual, internally illuminated channel letters, unless it is a logo with U.L. label.
  - A. Each sign must be mounted flush against the building wall and cannot project higher than the wall or parapet.
  - B. Each business shall be permitted one building face sign per occupancy frontage. The area of this sign shall not exceed 15% of the area of the first story height of the building.
  - C. When the building rears onto a public alley or parking lot with a public entrance, an additional sign may be utilized, providing it complies with city regulations and criteria.
  - D. The tenant is to obtain a sign table chart from the City of Covina Planning Division in order to determine the height of the signage letters. Considerations for an increase in letter height will be dependent upon the square footage of individual tenant spaces and distance from the wall sign to the right of way as detailed by the city sign permit requirements. Also refer to section B.
  - E. No individual sign may contain more than four colors.
  - F. For approval on all wall signage, the tenant must submit to landlord (2) two detailed shop drawings or blueprints of the proposed sign, drawn to scale and preferably in color. The drawings must include the elevation and frontage of the building, the height and length of the letters, the location and distance from the top of the letters to the

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- grade, and the color of the acrylic faces. The fonts to be used on all letters are Helvetica, Swiss, Futura, Geometric, Bauhaus Medium, and the colors to be red, blue, green, yellow, orange, and pink. National companies and /or logos registered with the State of California will be allowed to use their logos, fonts and special colors provided they meet the requirement of the City of Covina Sign Code. Otherwise, the trip will be 3/4" silver, and the return color to be Frazee galvanized paint 7116A (bloodstone) to match the wall. Each sign will be constructed from 22 gauge sheet metal or aluminum and will be illuminated with neon. Landlord will return set of approved drawing to the tenant for submittal to the city of Covina Planning Division.
- G. The tenant and/or sign contractor must pay for and obtain all permits necessary for wall sign installation, prior to its installation.
  - H. The tenant is responsible for the maintenance of the installed sign in a safe, orderly and functional fashion at his/her own expense. This may include periodic cleaning, replacement of flickering bulbs, repair or replacement of damaged parts and any other work necessary for the sign's upkeep.
  - I. No plywood or painted wall signs are permitted.
  - J. Flashing, rotating, motion, beacon-type, stop or other types of attention grabbing signs are prohibited. Other types of signage may be specifically prohibited or regulated by the city.
  - K. Temporary, canopy, window, directional and miscellaneous signs shall comply with applicable zoning regulations.
  - L. Any or all free standing signs are regulated by the specifics set forth in zoning, as well as any signage either listed or not in this plan.
  - M. All crossovers and wiring to be contained in a raceway behind facia. Raceway to be finished to match the exterior of the shopping center.
4. Each tenant is responsible for complying with all city signage and zoning regulations.
  5. All signage is encouraged to be as creative as permissible by city code and landlord's discretion.

RELIABLE PROPERTIES

March 24, 1998



**HUMINIST BLK**

**SWIS BLK**

**FUTURA**

**GEOMETRIC HV**

**BAUHAUS HV**

**J & R SIGNS**  
2432 DURFEE  
EL MONTE, CA 91732  
(818) 444-0024

MAXIMUM HEIGHT FOR BOX-TYPE CAN SIGNS (CAN) AND INDIVIDUAL CHANNEL LETTER SIGNS (I.C.L.)

DISTANCE FROM SIGN TO RIGHT-OF-WAY	BUSINESS BELOW 2,000		BUSINESS FROM 2,000 -		CAN	I.C.L.	CAN	I.C.L.	CAN	I.C.L.
	SQ. FT. IN AREA	I.C.L.	SQ. FT. IN AREA	I.C.L.						
50'	24"	16"	30"	20"	36"	24"	45"	30"	45"	30"
50' - 100'	27"	18"	33"	22"	39"	26"	48"	34"	48"	34"
100' - 200'	30"	20"	36"	24"	42"	30"	48"	36"	48"	36"
200' - 400'	36"	24"	45"	30"	48"	36"	48"	48"	48"	48"
400' - 700'	36"	24"	48"	36"	48"	36"	48"	54"	48"	54"
700' -	36"	24"	48"	40"	48"	36"	48"	60"	48"	60"

Planning Division  
City of Covina

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Covina, California 91723  
(818) 858-7231